

Professional Real
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Online Only Real Estate Auction
6917, 6915 & 6519 Bauer Lakes Court
Freeburg, IL 62243

**3BR/2BA HOME
ON 17.41± AC**
2BR/1BA IN-LAW SUITE
2 STOCKED PONDS



Bidding Closes: 6PM
Thursday, June 19, 2025

Viewing: 2:30-4:30PM
Sunday, June 8, 2025

Text ADAMS to 1-800-496-6299 To Be
Notified of ALL of our Upcoming Auctions



Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

County: St. Clair ♦ **2023 Taxes:** \$6,304
Exemptions: Owner Occupied, Senior Citizen
Parcel Number: 13-13.0-200-022
Zoning: Residential
Total Lot Size: 17.41± Ac
Schools: Freeburg Dist #70 & Freeburg HS

Terms: \$15,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice

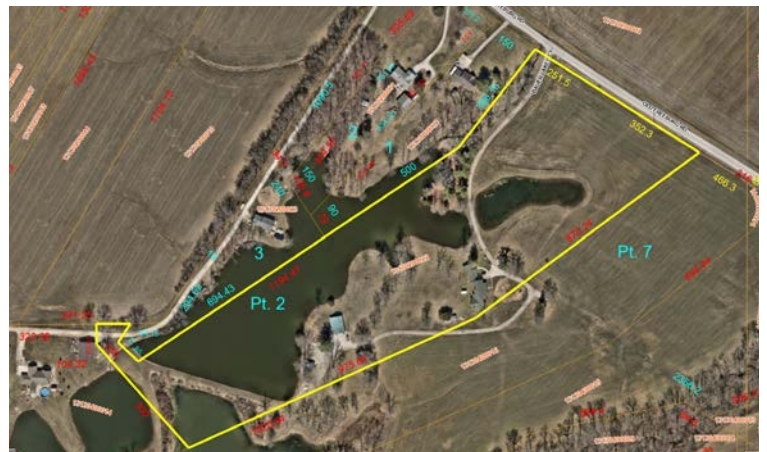
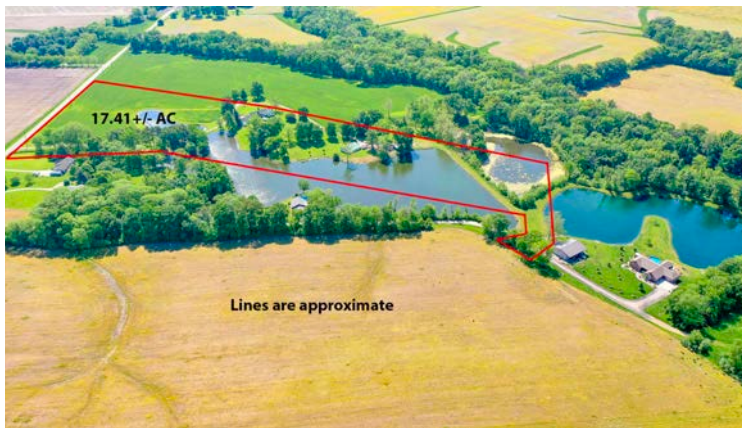
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

6917 Bauer Lakes Court Property Information

5BR/3BA ~ 3,838± Total Finished Sq. Ft. ♦ Year Built: 1955 ♦ Forced Air Heating ♦ Central Air ♦ Propane Gas Furnace
Propane Water Heater ♦ Water & Sewer: Well/Septic ♦ Roof: Shingle ♦ Electric: Circuit Breaker ♦ Attached 2 Car Garage
Basement: Full, Unfinished/Crawl Space ♦ Public Water Access Available Off Of Old Freeburg Road



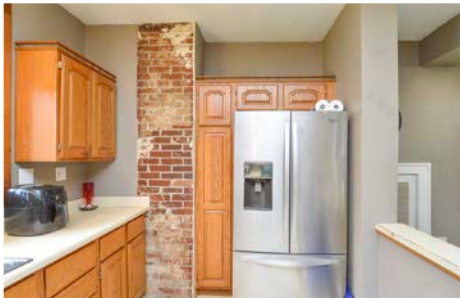
Do not miss your opportunity to bid on and own this serene country property with a 3BR/2BA farmhouse, a 2BR/1BA in-law suite and additional outbuilding on 17± acres with two stocked ponds in Freeburg, IL! The farmhouse features three bedrooms including a spacious primary suite complete with walk-in closet and a private full bath. The large living room offers beautiful hardwood flooring, a wood burning stove with brick mantel and two French doors that open to the backyard. The homes all season room is perfect for entertaining or enjoying the peaceful views of the property. The combined kitchen and dining area flow together making meal prep a breeze. In addition, the kitchen comes complete with stainless steel appliances and ample cabinet space. Rounding out the square footage is a full bath with tiled floor and shower, as well as a large laundry room with the washer and dryer hook-ups and additional storage space. An attached, in-law suite is steps away from the farmhouse and offers a galley style kitchen, an open family room with beautiful custom woodwork and a wood burning fireplace, as well as a full bath, and two bedrooms. These two residences are situated on a sprawling 17± acres that includes two stocked ponds, a mix of tillable and open ground and a workshop with electric! This unique property also offers the ability to build an additional residence with a separate septic tank, water access and electric onsite! In addition, public water is accessible to the property off of Old Freeburg Road and could be tapped in by the new owner. This country paradise is a must see!



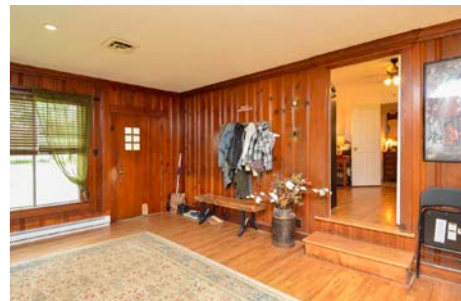
Additional Property Photographs

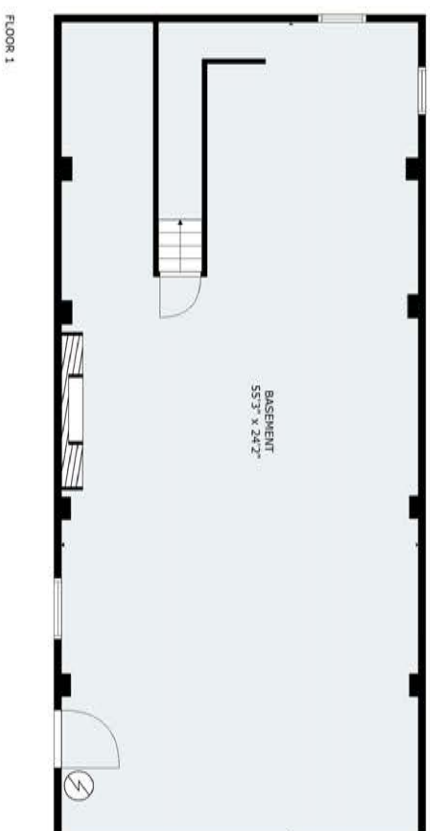


Additional Property Photographs

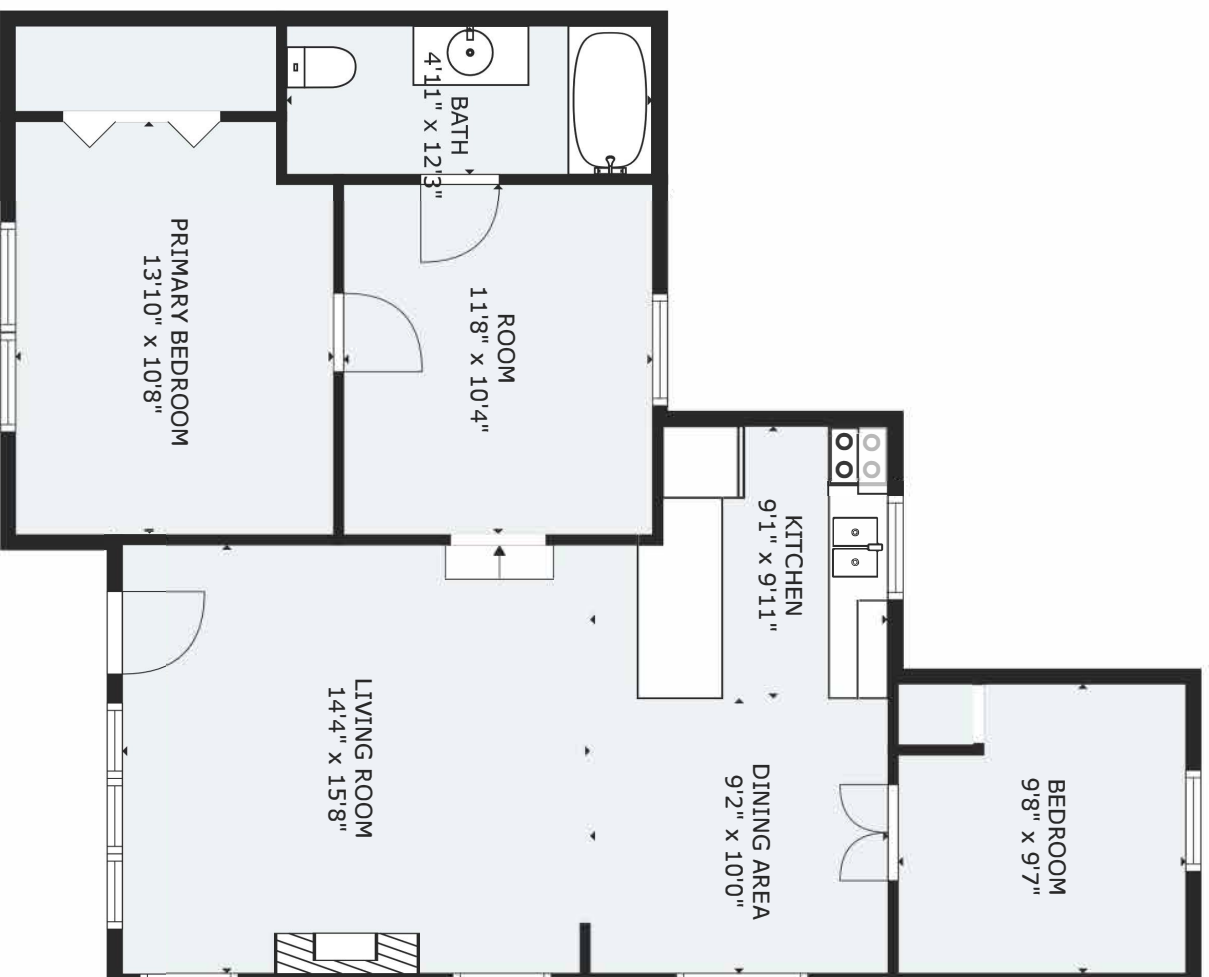


Additional Property Photographs





Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.



FLOOR 1

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.